

MCA
Prepared By: James L. Bergkamp, Jr., ISBA#15470
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Telephone: 515-993-1000

Send Tax
Statement To: Joi Moritz
105 East Market Street, St. Charles, IA 50240

Return to: Republic Settlement Services of Iowa, Attn: Lindsey Strable
10641 Justin Dr., Urbandale, IA 50322

WARRANTY DEED *u0081418*

For the consideration of One Dollar(s) and other valuable consideration, **LANCE LIVINGSTON AND NICOLE LIVINGSTON, husband and wife**, (Grantors) do hereby convey to **JOI MORITZ, a single person**, (Grantee) the following described real estate in Madison County, Iowa:

\$84,500.00

Lot Six (6) in Block Three (3) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa;



Subject to any easements and restrictions of record.

Grantors do hereby Covenant with the Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

STATE OF IOWA, Warren COUNTY, ss:

Dated this 5 day of Nov, 2008.

The instrument was acknowledged before me by Lance Livingston and Nicole Livingston, husband and wife, this 5 day of Nov, 2008.

Lance Livingston
Lance Livingston (Grantor)

Lindsey Strable
Notary Public in and for the State of Iowa

Nicole Livingston
Nicole Livingston (Grantor)

